



## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 4, 2010  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

### **1. CALL TO ORDER.**

Vice-Chairperson Parks called the regular meeting to order at 6:00 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2010 Regular Meetings Held</b>	<b>2010 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Yes	3	3	9	8
Johnny Bond	Yes	3	3	9	8
Helen Chavarria	Yes	3	3	9	9
Scott Hickle**	Yes	3	3	9	3
G. H. Jones	Yes	3	3	9	8
Chuck Konderla**	Yes	3	3	9	3
Prentiss Madison*	Yes	3	2	9	3
Don Maxwell	No	3	2	9	7
Michael Parks	Yes	3	3	9	7

\*Appointed in November 2009

\*\*Appointed in January 2010

Staff members present: Mr. Kevin Russell, Director of Development Services; Mr. Martin Zimmermann, Planning Administrator; Ms. Julie Fulgham, Senior Planner; Ms. Michelle Audenaert, Economic Development Planner; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

## **2. HEAR CITIZENS.**

No one came forward.

## **3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

## **4. CONSENT AGENDA.**

### **A. Approval of minutes from the workshop and regular meeting on January 21, 2010.**

**Commissioner Jones moved to approve the Consent Agenda. Commissioner Bond seconded the motion.**

Chairperson Beckendorf asked if there was any discussion. There was none.

**The motion passed with a unanimous vote.**

## **5. Replat RP10-02: Block 27 of Bryan Original Townsite**

**J. Fulgham**

*Proposed Replat of Lots 1 thru 10 in Block 27 of Bryan Original Townsite as well as abandoned public street right-of-way for North Washington Avenue and abandoned public alley right-of-way in Block 27 of Bryan Original Townsite, being 1.52 acres of land bounded by North Texas Avenue, East William Joel Bryan Parkway, North Washington Avenue and East 24<sup>th</sup> Streets in Bryan, Brazos County, Texas.*

Ms. Fulgham presented a staff report (on file in the Development Services Department). Staff recommends approval of the request because the proposed replat conforms to all requirements of applicable codes and ordinances.

Responding to a question from Chairperson Beckendorf, Ms. Fulgham stated that notifications for a public hearing are not sent out for a commercial replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Parks moved to approve Replat RP 10-02, the replat of Lots 1 thru 10 in Block 27 of Bryan Original Townsite as well as an abandoned public street right-of-way for North Washington Avenue and an abandoned public alley right-of-way in Block 27 of Bryan Original Townsite, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Jones seconded the motion.**

Chairperson Beckendorf asked if there was any discussion. There was none.

**The motion passed with a unanimous vote.**

**6. Rezoning RZ10-01: Highland Hills**

**M. Zimmermann**

*A request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Retail District (C-2) to Planned Development – Mixed Use District (PD-M) on 40.57 acres of land out of John Austin Survey, A-2 generally located between Briarcrest Drive (FM 1179), North Earl Rudder Freeway (SH 6) and Boonville Road (FM 158) in Bryan, Brazos County, Texas.*

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Staff recommends approval of this rezoning request based on the following findings:

- Staff believes that this proposed mixed-use development at this particular location will generally be compatible with existing land uses on surrounding properties and in conformance with the land use recommendations of the Comprehensive Plan.
- Staff believes that the proposed layout of streets within this PD-M District will provide for the smooth circulation of traffic for this development and in this vicinity.
- Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.
- Staff is unable to discern any factors related to this rezoning request that will adversely affect health, safety, morals, or general welfare.
- Staff contends that the proposed mixed-use development at this location will allow for a useful and orderly urban development of this property.

Responding to a question from Commissioner Hickle, Mr. Zimmermann stated that traffic impact studies are not required for a rezoning.

Responding to a question from Commissioner Parks, Mr. Zimmermann addressed the issue of signage and stated that the buffer for existing residential development could be reduced to 30 feet with landscaping as allowed by the zoning ordinance.

Responding to a question from Commissioner Konderla, Mr. Zimmermann noted that he had heard from individuals regarding the case but was not made aware of whether they were in favor or not.

The public hearing was opened.

Mr. Kevin Lunsford, 2901 Wild Flower Drive, came forward with a concern about drainage. Mr. Zimmermann noted that all development must comply with drainage standards which are not required to be presented with a rezoning case.

Mr. Bob Oliva and Mr. Tom Martin of RMC-Texas Real Estate Corporation, 2721 Osler Boulevard, came forward and gave a presentation of the type of development which can be expected on the rezoned property.

Responding to a question from Commissioner Parks, Mr. Oliva stated that companies wishing to utilize outdoor storage must use proper screening techniques which are to be included in the PD ordinance.

Responding to a question from Commissioner Jones, Mr. Oliva stated that he hopes the project can begin construction in late spring.

Mr. Zimmermann noted that the time frame of construction is not a deciding factor for a rezoning case.

Responding to a question from Chairperson Beckendorf, Mr. Zimmermann stated that the project is proposed to be within the boundaries of TIRZ 22, a decision on those boundaries is scheduled for the second hearing for approval before the City Council on February 9, 2010.

Responding to a question from Commissioner Bond, Mr. Oliva stated that the commercial lots could be built-to-suit for specific tenants or be sold to the tenants themselves as long as they adhere to the PD ordinance guidelines.

Responding to a question from Commissioner Parks, Mr. Oliva stated that lights in the commercial areas will be mitigated by requiring tenants to only direct light towards certain areas.

Responding to a question from Commissioner Parks, Mr. Zimmermann stated that the Commission is able to recommend any additional standards for the applicant to follow for approval by the City Council.

**Commissioner Jones moved to recommend approval of Rezoning RZ 10-01 to the Bryan City Council and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bond seconded the motion.**

Chairperson Beckendorf asked if there was any discussion.

Commissioner Parks stated that because of the development's location on Highway 6, the development will represent Bryan. He also stated that he hopes the project has taken into account the current residents in terms of light and the buffers between new and existing development.

Chairperson Beckendorf stated that the TIRZ 22 board and the developer have done a good job of bringing development to the city.

Commissioner Bond stated that he is in favor of the project being done in phases and hopes that the buffer requirements will remove concern for the neighboring communities.

Commissioner Hickle thanked the developer for what they have done for the city and echoed Commissioner Parks concern for neighboring citizens.

**The motion passed with a unanimous vote.**

## **7. STAFF ANNOUNCEMENTS**

### **A. P&Z appreciation lunch on Thursday, February 25, 2010 @ 11:30a.m.**

Mr. Zimmermann stated the P&Z's appreciation lunch is scheduled to take place at 11:30 am on Thursday, February 25<sup>th</sup> at the Longhorn Tavern.

**B. Proposed ½-day training workshop dates:**

- a. Thursday, March 25, 2010;**
- b. Thursday, July 22, 2010; and**
- c. Wednesday, November 10, 2010.**

Meeting dates were discussed and a March 25<sup>th</sup> meeting in the morning was agreed upon.

**8. FUTURE AGENDA ITEMS**

There was no discussion.

**9. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 7:03 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 18<sup>th</sup> day of **February, 2010.**

---

Martin Zimmermann, Planning Administrator  
and Secretary to the Planning and Zoning  
Commission

---

Michael Beckendorf, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas